156.0	0003	0017.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	687,100 / 687,100
					USE VALUE:	687,100 / 687,100
					ASSESSED:	687,100 / 687,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		PARK CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	XU YUAN
Owner 2:	XIAO ZHICHENG
Owner 3:	
Street 1:	31 PARK CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LUO JOVES YUNG-HSIANG -
Owner 2:	LUO JENNIFER LYNN -
Street 1:	31 PARK CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .16 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1961, having primarily Vinyl Exterior and 2242 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6968.000	268,800		418,300	687,100
Total Card	0.160	268,800		418,300	687,100
Total Parcel	0.160	268,800		418,300	687,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 306.48 /Parcel: 306.48

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 103925
GIS Ref
GIS Ref
Insp Date 08/04/18

PREVIOUS ASSESSMENT

Parcel ID: 156.0-0003-0017.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	268,800	0	6,968.	418,300	687,100		Year end	12/23/2021
2021	101	FV	259,200	0	6,968.	418,300	677,500		Year End Roll	12/10/2020
2020	101	FV	259,200	0	6,968.	418,300	677,500	677,500	Year End Roll	12/18/2019
2019	101	FV	245,400	0	6,968.	418,300	663,700	663,700	Year End Roll	1/3/2019
2018	101	FV	273,400	0	6,968.	370,500	643,900	643,900	Year End Roll	12/20/2017
2017	101	FV	273,400	0	6,968.	310,700	584,100	584,100	Year End Roll	1/3/2017
2016	101	FV	257,000	0	6,968.	310,700	567,700	567,700	Year End	1/4/2016
2015	101	FV	214,800	0	6,968.	268,900	483,700	483,700	Year End Roll	12/11/2014

!12234!

PRINT

Date	Time
12/30/21	14:12:11

LAST REV

Date	Time
09/07/18	10:32:09

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12234

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LUO JOVES YUNG-	68718-249		1/5/2017		657,000	No	No		
LUO YEN HSUEH -	56712-95		4/8/2011	Family	375,000	No	No		
LEE CHING HO	26758-125		10/21/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/9/2014	1335	Siding	7,000					Roof and vinyl sid
10/29/1993	538		1,875					WDK 10X12

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2018	Inspected	HS	Hanne S
7/31/2018	MEAS&NOTICE	BS	Barbara S
10/6/2016	Measured	DGM	D Mann
4/11/2016	SQ Returned	EMK	Ellen K
1/20/2009	Measured	372	PATRIOT
11/30/1999	Meas/Inspect	268	PATRIOT
5/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	103925
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6968		Sq. Ft.	Site		0	70.	0.86	8			Med. Tr	-5					418,314						418,300	

Total AC/HA:	0.15996	Total SF/SM:	6968	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	418,314	Spl Credit		Total:	418,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.31603229
Const Adj.:	0.99989998
Adj $ / SQ:	131.590
Other Features:	110500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	389506
Depreciation:	120747
Depreciated Total:	268759

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	4	Baths:	1	HB	1

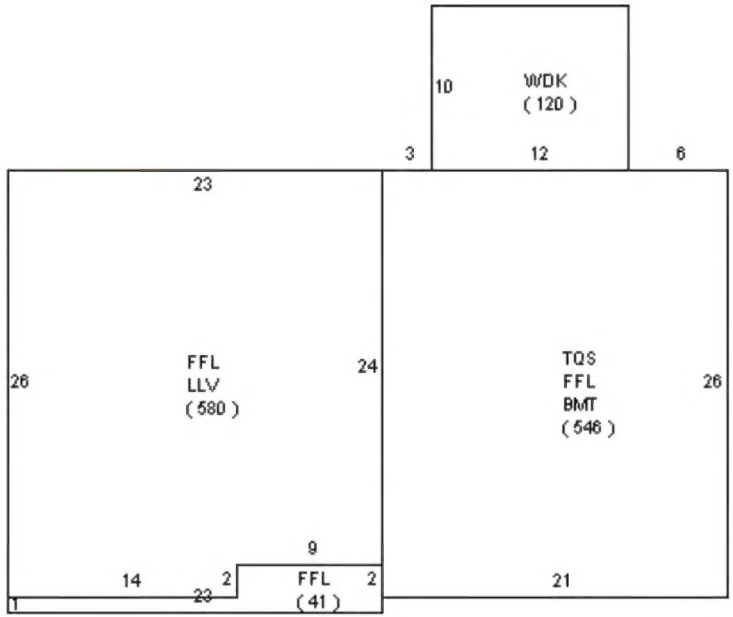
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	
Totals			
1	6	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	131.59
Special Features:	0	Val/Su Net:	95.22
Final Total:	268800	Val/Su SzAd	170.50

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,167	131.590	153,566
LLV	Lower Level	580	72.540	42,073
BMT	Basement	546	50.850	27,762
TQS	3/4 Story	410	131.590	53,886
WDK	Deck	120	14.330	1,720

Net Sketched Area:	2,823			Total:	279,007
Size Ad	1576.5	Gross Area	2959	FinArea	2242

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	F	
LLV	100	FLA	30	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

156.0-0003-0017.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc